



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/6/2020

45 Day Lock Exp.: 1/20/2020

60 Day Lock Exp.: 2/4/2020

W. Rate Sheet Dated: 12/6/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	101.503	101.353	101.203	3.250	100.961	100.811	100.661	2.375	96.544	96.394	96.244	3.125	99.546	99.396	99.246
3.375	101.991	101.841	101.691	3.375	101.343	101.193	101.043	2.500	96.974	96.824	96.674	3.250	99.902	99.752	99.602
3.500	102.474	102.324	102.174	3.500	101.706	101.556	101.406	2.625	97.400	97.250	97.100	3.375	100.200	100.050	99.900
3.625	102.940	102.790	102.640	3.625	102.018	101.868	101.718	2.750	97.637	97.487	97.337	3.500	100.213	100.063	99.913
3.750	102.150	102.000	101.850	3.750	101.534	101.384	101.234	2.875	98.066	97.916	97.766	3.625	100.442	100.292	100.142
3.875	102.584	102.434	102.284	3.875	101.859	101.709	101.559	3.000	98.481	98.331	98.181	Margin = 2.250		Index = 1.590	
4.000	102.982	102.832	102.682	4.000	102.188	102.038	101.888	3.125	98.891	98.741	98.591				
4.125	103.365	103.215	103.065	4.125	102.460	102.310	102.160	3.250	100.654	100.504	100.354				
4.375	103.076	102.976	102.876	4.375	102.412	102.312	102.212	3.375	101.014	100.864	100.714				
4.500	103.418	103.318	103.218	4.500	102.575	102.475	102.375	3.500	101.354	101.204	101.054				
4.625	103.778	103.678	103.578	4.625	102.765	102.665	102.565	3.625	101.644	101.494	101.344				
4.750	103.903	103.803	103.703	4.750	103.213	103.113	103.013	3.750	102.145	101.995	101.845				
4.875	104.076	103.976	103.876	4.875	103.441	103.341	103.241	3.875	102.447	102.297	102.147				
5.000	104.368	104.268	104.168	5.000	103.671	103.571	103.471	4.000	102.754	102.604	102.454				
5.125	104.477	104.377	104.277	5.125	103.862	103.762	103.662	4.125	103.004	102.854	102.704				
5.375	104.848	104.748	104.648	5.375	104.303	104.203	104.103	4.250	102.766	102.616	102.466				
5.500	105.088	104.988	104.888	5.500	104.534	104.434	104.334	4.375	103.023	102.873	102.723				
5.625	105.340	105.240	105.140	5.625	104.724	104.624	104.524	4.500	103.200	103.050	102.900				
6.250	106.000	105.850	105.700	6.250	105.512	105.362	105.212	4.625	103.374	103.224	103.074				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.353	100.203	100.053	3.250	99.961	99.811	99.661	2.375	95.544	95.394	95.244	3.125	98.546	98.396	98.246
3.375	100.841	100.691	100.541	3.375	100.343	100.193	100.043	2.500	95.974	95.824	95.674	3.250	98.902	98.752	98.602
3.500	101.324	101.174	101.024	3.500	100.706	100.556	100.406	2.625	96.400	96.250	96.100	3.375	99.200	99.050	98.900
3.625	101.790	101.640	101.490	3.625	101.018	100.868	100.718	2.750	96.637	96.487	96.337	3.500	99.213	99.063	98.913
3.750	101.000	100.850	100.700	3.750	100.534	100.384	100.234	2.875	97.066	96.916	96.766	3.625	99.442	99.292	99.142
3.875	101.434	101.284	101.134	3.875	100.859	100.709	100.559	3.000	97.481	97.331	97.181	Margin = 2.250		Index = 1.590	
4.000	101.832	101.682	101.532	4.000	101.188	101.038	100.888	3.125	97.891	97.741	97.591	30 Year OTC			
4.125	102.215	102.065	101.915	4.125	101.460	101.310	101.160	3.250	99.654	99.504	99.354	Rate	30 Day	45 Day	60 Day
4.375	101.926	101.826	101.726	4.375	101.412	101.312	101.212	3.375	100.014	99.864	99.714	3.875	101.034	100.784	100.534
4.500	102.268	102.168	102.068	4.500	101.575	101.475	101.375	3.500	100.354	100.204	100.054	4.000	101.432	101.182	100.932
4.625	102.628	102.528	102.428	4.625	101.765	101.665	101.565	3.625	100.644	100.494	100.344	4.125	101.815	101.565	101.315
4.750	102.753	102.653	102.553	4.750	102.213	102.113	102.013	3.750	101.145	100.995	100.845	4.375	101.526	101.276	101.026
4.875	102.926	102.826	102.726	4.875	102.441	102.341	102.241	3.875	101.447	101.297	101.147	4.500	101.868	101.618	101.368
5.000	103.218	103.118	103.018	5.000	102.671	102.571	102.471	4.000	101.754	101.604	101.454	4.625	102.228	101.978	101.728
5.125	103.327	103.227	103.127	5.125	102.862	102.762	102.662	4.125	102.004	101.854	101.704	4.875	102.526	102.276	102.026
5.375	103.698	103.598	103.498	5.375	103.303	103.203	103.103	4.250	101.766	101.616	101.466	5.000	102.818	102.568	102.318
5.500	103.938	103.838	103.738	5.500	103.534	103.434	103.334	4.375	102.023	101.873	101.723	5.125	102.927	102.677	102.427
5.625	104.190	104.090	103.990	5.625	103.724	103.624	103.524	4.500	102.200	102.050	101.900	5.500	103.538	103.288	103.038
6.250	104.977	104.827	104.677	6.250	104.512	104.362	104.212	4.625	102.374	102.224	102.074	5.625	103.790	103.540	103.290

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	\$0 - \$49,999	-2.500	-2.500
FICO 680- 719	0.250	0.250	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.250	0.250	\$85,001 - \$125,000	0.000	0.000
FICO 640 - 659	0.000	0.000	\$125,001 - \$175,000	0.000	0.000
FICO 620 - 639	-1.000	0.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	-1.500	-1.500	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	-2.000	-2.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	All VA Loans	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000 Max Note Rate = 4.750				-2.250	-2.250

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	3.875	98.284	98.034	97.784	6.250	100.000	99.750	99.500
4.125	100.415	100.165	99.915	6.250	102.750	102.500	102.250	4.000	98.682	98.432	98.182				
4.250	100.540	100.290	100.040					4.125	99.065	98.815	98.565				
4.375	100.126	99.876	99.626					4.375	98.776	98.526	98.276				
4.500	100.468	100.218	99.968					4.500	99.118	98.868	98.618				
4.625	100.828	100.578	100.328					4.625	99.478	99.228	98.978				
5.000	101.418	101.168	100.918					4.875	99.776	99.526	99.276				
5.125	101.527	101.277	101.027					5.000	100.068	99.818	99.568				
5.250	102.013	101.763	101.513					5.125	100.177	99.927	99.677				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	100.788	100.538	100.288				
								5.625	101.040	100.790	100.540				

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 135860006		
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/6/2020

45 Day Lock Exp.:

1/20/2020

60 Day Lock Exp.:

2/4/2020

W. Rate Sheet Dated: 12/6/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.916	99.766	99.616	3.250	99.803	99.653	99.503	2.375	93.824	93.674	93.524	3.125	98.718	98.568	98.418
3.375	100.403	100.253	100.103	3.375	100.186	100.036	99.886	2.500	94.254	94.104	93.954	3.250	99.325	99.175	99.025
3.500	100.886	100.736	100.586	3.500	100.548	100.398	100.248	2.625	94.680	94.530	94.380	3.375	99.623	99.473	99.323
3.625	101.352	101.202	101.052	3.625	100.861	100.711	100.561	2.750	96.229	96.079	95.929	3.500	99.635	99.485	99.335
3.750	100.688	100.538	100.388	3.750	100.501	100.351	100.201	2.875	96.658	96.508	96.358	3.625	99.865	99.715	99.565
3.875	101.122	100.972	100.822	3.875	100.826	100.676	100.526	3.000	97.073	96.923	96.773	Margin = 2.250		Index = 1.590	
4.000	101.519	101.369	101.219	4.000	101.156	101.006	100.856	3.125	97.484	97.334	97.184				
4.125	101.902	101.752	101.602	4.125	101.428	101.278	101.128	3.250	99.496	99.346	99.196				
4.375	101.738	101.638	101.538	4.375	101.505	101.405	101.305	3.375	99.856	99.706	99.556				
4.500	102.081	101.981	101.881	4.500	101.667	101.567	101.467	3.500	100.196	100.046	99.896				
4.625	102.441	102.341	102.241	4.625	101.857	101.757	101.657	3.625	100.486	100.336	100.186				
4.750	102.003	101.903	101.803	4.750	101.743	101.643	101.543	3.750	101.112	100.962	100.812				
4.875	102.176	102.076	101.976	4.875	101.971	101.871	101.771	3.875	101.414	101.264	101.114				
5.000	102.468	102.368	102.268	5.000	102.201	102.101	102.001	4.000	101.722	101.572	101.422				
5.125	102.577	102.477	102.377	5.125	102.392	102.292	102.192	4.125	101.971	101.821	101.671				
5.375	102.292	102.192	102.092	5.375	102.177	102.077	101.977	4.250	101.859	101.709	101.559				
5.500	102.532	102.432	102.332	5.500	102.408	102.308	102.208	4.375	102.116	101.966	101.816				
5.625	102.784	102.684	102.584	5.625	102.598	102.498	102.398	4.500	102.292	102.142	101.992				
6.250	102.977	102.827	102.677	6.250	102.792	102.642	102.492	4.625	102.467	102.317	102.167				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.766	98.616	98.466	3.250	98.373	98.223	98.073	2.375	94.144	93.994	93.844	3.125	96.708	96.558	96.408
3.375	99.253	99.103	98.953	3.375	98.756	98.606	98.456	2.500	94.574	94.424	94.274	3.250	97.315	97.165	97.015
3.500	99.736	99.586	99.436	3.500	99.118	98.968	98.818	2.625	95.000	94.850	94.700	3.375	97.613	97.463	97.313
3.625	100.202	100.052	99.902	3.625	99.431	99.281	99.131	2.750	96.080	95.930	95.780	3.500	97.625	97.475	97.325
3.750	99.538	99.388	99.238	3.750	99.071	98.921	98.771	2.875	96.509	96.359	96.209	3.625	97.855	97.705	97.555
3.875	99.972	99.822	99.672	3.875	99.396	99.246	99.096	3.000	96.924	96.774	96.624	Margin = 2.250		Index = 1.590	
4.000	100.369	100.219	100.069	4.000	99.726	99.576	99.426	3.125	97.335	97.185	97.035	30 Year OTC			
4.125	100.752	100.602	100.452	4.125	99.998	99.848	99.698	3.250	98.816	98.666	98.516	Rate	30 Day	45 Day	60 Day
4.375	100.588	100.488	100.388	4.375	100.075	99.975	99.875	3.375	99.176	99.026	98.876	3.875	99.572	99.322	99.072
4.500	100.931	100.831	100.731	4.500	100.237	100.137	100.037	3.500	99.516	99.366	99.216	4.000	99.969	99.719	99.469
4.625	101.291	101.191	101.091	4.625	100.427	100.327	100.227	3.625	99.806	99.656	99.506	4.125	100.352	100.102	99.852
4.750	100.853	100.753	100.653	4.750	100.313	100.213	100.113	3.750	99.737	99.587	99.437	4.375	100.188	99.938	99.688
4.875	101.026	100.926	100.826	4.875	100.541	100.441	100.341	3.875	100.039	99.889	99.739	4.500	100.531	100.281	100.031
5.000	101.318	101.218	101.118	5.000	100.771	100.671	100.571	4.000	100.346	100.196	100.046	4.625	100.891	100.641	100.391
5.125	101.427	101.327	101.227	5.125	100.962	100.862	100.762	4.125	100.596	100.446	100.296	4.875	100.626	100.376	100.126
5.375	101.142	101.042	100.942	5.375	100.747	100.647	100.547	4.250	100.116	99.966	99.816	5.000	100.918	100.668	100.418
5.500	101.382	101.282	101.182	5.500	100.978	100.878	100.778	4.375	100.373	100.223	100.073	5.125	101.027	100.777	100.527
5.625	101.634	101.534	101.434	5.625	101.168	101.068	100.968	4.500	100.550	100.400	100.250	5.500	100.982	100.732	100.482
6.250	101.827	101.677	101.527	6.250	101.362	101.212	101.062	4.625	100.724	100.574	100.424	5.625	101.234	100.984	100.734

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			FICO Adjuster		
FICO 720 +	0.250	0.250	FICO 620 - 639	-1.000	0.000
FICO 680- 719	0.250	0.250	FICO 600 - 619	-1.500	-1.500
FICO 660 - 679	0.250	0.250	FICO 580 - 599	-2.000	-2.000
FICO 640 - 659	0.000	0.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	All VA Loans	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000			Max Note Rate = 4.750	-2.250	-2.250

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750
DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	3.875	96.822	96.572	96.322	6.250	N/A	N/A	N/A
4.125	98.602	98.352	98.102	6.250	99.250	99.000	98.750	4.000	97.219	96.969	96.719				
4.250	98.852	98.602	98.352					4.125	97.602	97.352	97.102				
4.375	98.438	98.188	97.938					4.375	97.438	97.188	96.938				
4.500	98.781	98.531	98.281					4.500	97.781	97.531	97.281				
4.625	99.141	98.891	98.641					4.625	98.141	97.891	97.641				
5.000	99.168	98.918	98.668					4.875	97.876	97.626	97.376				
5.125	99.277	99.027	98.777					5.000	98.168	97.918	97.668				
5.250	99.107	98.857	98.607					5.125	98.277	98.027	97.777				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	98.232	97.982	97.732				
								5.625	98.484	98.234	97.984				

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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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W. Rate Sheet Dated: 12/6/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.908	98.808	98.708	3.375	99.241	99.141	99.041	3.375	99.241	99.141	99.041	4.000	101.756	101.656	101.556	4.000	101.381	101.281	101.181
3.375	99.491	99.391	99.291	3.500	99.612	99.512	99.412	3.500	99.612	99.512	99.412	4.125	101.826	101.726	101.626	4.125	101.451	101.351	101.251
3.500	99.862	99.762	99.662	3.625	100.229	100.129	100.029	3.625	100.229	100.129	100.029	4.250	102.346	102.246	102.146	4.250	101.971	101.871	101.771
3.625	100.479	100.379	100.279	3.750	101.214	101.114	101.014	3.750	101.214	101.114	101.014	4.375	102.614	102.514	102.414	4.375	102.239	102.139	102.039
3.750	101.464	101.364	101.264	3.875	101.603	101.503	101.403	3.875	101.603	101.503	101.403	4.500	102.955	102.855	102.755	4.500	102.330	102.230	102.130
3.875	101.853	101.753	101.653	3.990	101.804	101.704	101.604	3.990	101.804	101.704	101.604	4.625	102.971	102.871	102.771	4.625	102.346	102.246	102.146
3.990	102.179	102.079	101.979	4.000	101.904	101.804	101.704	4.000	101.904	101.804	101.704	4.750	102.747	102.647	102.547	4.750	102.122	102.022	101.922
4.000	102.279	102.179	102.079	4.125	101.974	101.874	101.774	4.125	101.974	101.874	101.774	4.875	103.064	102.964	102.864	4.875	102.439	102.339	102.239
4.125	102.349	102.249	102.149	4.250	102.557	102.457	102.357	4.250	102.557	102.457	102.357	4.990	103.222	103.122	103.022	4.990	102.222	102.122	102.022
4.250	102.932	102.832	102.732	4.375	102.825	102.725	102.625	4.375	102.825	102.725	102.625	5.000	103.322	103.222	103.122	5.000	102.322	102.222	102.122
4.375	103.200	103.100	103.000	4.500	102.916	102.816	102.716	4.500	102.916	102.816	102.716	5.125	103.650	103.550	103.450	5.125	102.650	102.550	102.450
4.500	103.541	103.441	103.341	4.625	102.932	102.832	102.732	4.625	102.932	102.832	102.732	5.250	103.311	103.211	103.111	5.250	102.311	102.211	102.111
4.625	103.557	103.457	103.357	4.750	103.178	103.078	102.978	4.750	103.178	103.078	102.978	5.375	102.821	102.721	102.621	5.375	102.821	102.721	102.621
4.750	103.803	103.703	103.603	4.875	103.495	103.395	103.295	4.875	103.495	103.395	103.295	5.500	103.102	103.002	102.902	5.500	103.102	103.002	102.902
4.875	104.120	104.020	103.920	4.990	103.278	103.178	103.078	4.990	103.278	103.178	103.078	5.625	103.611	103.511	103.411	5.625	103.611	103.511	103.411
4.990	104.278	104.178	104.078	5.000	103.378	103.278	103.178	5.000	103.378	103.278	103.178	5.750	104.019	103.919	103.819	5.750	104.019	103.919	103.819
5.000	104.378	104.278	104.178	5.125	103.706	103.606	103.506	5.125	103.706	103.606	103.506	5.875	104.029	103.929	103.829	5.875	104.029	103.929	103.829
5.125	104.706	104.606	104.506	5.250	104.053	103.953	103.853	5.250	104.053	103.953	103.853	5.990	103.941	103.841	103.741	5.990	103.941	103.841	103.741
5.250	105.053	104.953	104.853	5.375	105.255	105.155	105.055	5.375	105.255	105.155	105.055	6.000	104.041	103.941	103.841	6.000	104.041	103.941	103.841
30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	101.381	101.281	101.181	3.375	100.091	99.966	99.891	3.375	100.091	99.966	99.891	3.375	100.091	99.966	99.891	3.375	101.466	101.366	101.266
4.125	101.451	101.351	101.251	3.500	100.692	100.569	100.492	3.500	100.692	100.569	100.492	3.500	100.692	100.569	100.492	3.500	101.924	101.824	101.724
4.250	101.971	101.871	101.771	3.625	101.403	101.281	101.203	3.625	101.403	101.281	101.203	3.625	101.403	101.281	101.203	3.625	102.232	102.132	102.032
4.375	102.239	102.139	102.039	3.750	101.833	101.733	101.633	3.750	101.833	101.733	101.633	3.750	101.833	101.733	101.633	3.750	102.765	102.665	102.565
4.500	102.330	102.230	102.130	3.875	102.172	102.072	101.972	3.875	102.172	102.072	101.972	3.875	102.172	102.072	101.972	3.875	102.919	102.819	102.719
4.625	102.346	102.246	102.146	3.990	102.372	102.272	102.172	3.990	102.372	102.272	102.172	3.990	102.372	102.272	102.172	3.990	103.213	103.113	103.013
4.750	102.122	102.022	101.922	4.000	102.472	102.372	102.272	4.000	102.472	102.372	102.272	4.000	102.472	102.372	102.272	4.000	103.313	103.213	103.113
4.875	102.439	102.339	102.239	4.125	102.697	102.597	102.497	4.125	102.697	102.597	102.497	4.125	102.697	102.597	102.497	4.125	103.533	103.433	103.333
4.990	102.222	102.122	102.022	4.250	103.340	103.240	103.140	4.250	103.340	103.240	103.140	4.250	103.340	103.240	103.140	4.250	103.995	103.895	103.795
5.000	102.322	102.222	102.122	4.375	103.519	103.419	103.319	4.375	103.519	103.419	103.319	4.375	103.519	103.419	103.319	4.375	104.348	104.248	104.148
5.125	102.650	102.550	102.450	4.500	103.774	103.674	103.574	4.500	103.774	103.674	103.574	4.500	103.774	103.674	103.574	4.500	104.565	104.465	104.365
5.250	102.311	102.211	102.111	4.625	103.832	103.732	103.632	4.625	103.832	103.732	103.632	4.625	103.832	103.732	103.632	4.625	103.970	103.870	103.780
5.375	102.821	102.721	102.621	4.750	104.102	104.002	103.902	4.750	104.102	104.002	103.902	4.750	104.102	104.002	103.902	4.750	104.301	104.111	104.039
5.500	103.102	103.002	102.902	4.875	104.430	104.330	104.230	4.875	104.430	104.330	104.230	4.875	104.430	104.330	104.230	4.875	104.569	104.379	104.307
5.625	103.611	103.511	103.411	4.990	104.682	104.582	104.482	4.990	104.682	104.582	104.482	4.990	104.682	104.582	104.482	4.990	104.760	104.574	104.502
5.750	104.019	103.919	103.819	5.000	104.782	104.682	104.582	5.000	104.782	104.682	104.582	5.000	104.782	104.682	104.582	5.000	104.860	104.674	104.602
5.875	104.029	103.929	103.829	5.125	105.333	105.233	105.133	5.125	105.333	105.233	105.133	5.125	105.333	105.233	105.133	5.125	104.659	104.559	104.459
5.990	103.941	103.841	103.741	5.250	104.949	104.849	104.749	5.250	104.949	104.849	104.749	5.250	104.949	104.849	104.749	5.250	104.755	104.655	104.555
6.000	104.041	103.941	103.841	5.375	105.199	105.099	104.999	5.375	105.199	105.099	104.999	5.375	105.199	105.099	104.999	5.375	0.000	0.000	0.000
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.466	101.366	101.266	3.375	101.466	101.366	101.266	3.375	100.703	100.603	100.503	3.375	100.703	100.603	100.503	3.375	100.703	100.603	100.503
3.500	101.924	101.824	101.724	3.500	101.924	101.824	101.724	3.500	101.161	101.061	100.961	3.500	101.161	101.061	100.961	3.500	101.161	101.061	100.961
3.625	102.232	102.132	102.032	3.625	102.232	102.132	102.032	3.625	100.973	100.873	100.773	3.625	100.973	100.873	100.773	3.625	100.973	100.873	100.773
3.750	102.765	102.665	102.565	3.750	102.765	102.665	102.565	3.750	101.506	101.406	101.306	3.750	101.506	101.406	101.306	3.750	101.506	101.406	101.306
3.875	102.919	102.819	102.719	3.875	102.919	102.819	102.719	3.875	101.660	101.560	101.460	3.875	101.660	101.560	101.460	3.875	101.660	101.560	101.460
3.990	103.213	103.113	103.013	3.990	103.213	103.113	103.013	3.990	101.954	101.854	101.754	3.990	101.954	101.854	101.754	3.990	101.954	101.854	101.754
4.000	103.313	103.213	103.113	4.000	103.313	103.213	103.113	4.000	102.054	101.954	101.854	4.000	102.054	101.954	101.854	4.000	102.054	101.954	101.854
4.125	103.533	103.433	103.333	4.125	103.533	103.433	103.333	4.125	101.771	101.671	101.571	4.125	101.771	101.671	101.571	4.125	101.771	101.671	101.571
4.250	103.995	103.895	103.795	4.250	103.995	103.895	103.795	4.250	102.233	102.133	102.033	4.250	102.233	102.133	102.033	4.250	102.233	102.133	102.033
4.375	103.223	103.123	103.023	4.375	103.223	103.123	103.023	4.375	102.586	102.486	102.386	4.375	102.461	102.361	102.261	4.375	102.461	102.361	102.261
4.500	104.440	104.340	104.240	4.500	104.440	104.340	104.240	4.500	102.8										



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/6/2020

45 Day Lock Exp.:

1/20/2020

60 Day Lock Exp.:

2/4/2020

W. Rate Sheet Dated: 12/6/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.128	99.028	98.928	3.375	100.205	100.096	100.005	3.375	101.549	101.449	101.349	4.000	101.468	101.368	101.268	3.375	100.486	100.386	100.286
3.375	99.702	99.602	99.502	3.500	100.799	100.691	100.599	3.500	102.005	101.905	101.805	4.125	101.541	101.441	101.341	3.500	100.942	100.842	100.742
3.500	100.066	99.966	99.866	3.625	101.505	101.394	101.305	3.625	102.246	102.146	102.046	4.250	101.870	101.770	101.670	3.625	100.686	100.586	100.486
3.625	100.671	100.571	100.471	3.750	101.980	101.880	101.780	3.750	102.772	102.672	102.572	4.375	102.133	102.033	101.933	3.750	101.212	101.112	101.012
3.750	101.602	101.502	101.402	3.875	102.314	102.214	102.114	3.875	102.924	102.824	102.724	4.500	102.470	102.370	102.270	3.875	101.364	101.264	101.164
3.875	101.984	101.884	101.784	3.990	102.509	102.409	102.309	3.990	103.217	103.117	103.017	4.625	102.485	102.385	102.285	3.990	101.657	101.557	101.457
3.990	102.302	102.202	102.102	4.000	102.609	102.509	102.409	4.000	103.317	103.217	103.117	4.750	102.527	102.427	102.327	4.000	101.757	101.657	101.557
4.000	102.402	102.302	102.202	4.125	102.829	102.729	102.629	4.125	103.483	103.383	103.283	4.875	102.840	102.740	102.640	4.125	101.423	101.323	101.223
4.125	102.475	102.375	102.275	4.250	103.376	103.276	103.176	4.250	103.942	103.842	103.742	4.990	102.997	102.897	102.797	4.250	101.882	101.782	101.682
4.250	102.961	102.861	102.761	4.375	103.551	103.451	103.351	4.375	104.291	104.191	104.091	5.000	103.097	102.997	102.897	4.375	102.231	102.131	102.031
4.375	103.224	103.124	103.024	4.500	103.803	103.703	103.603	4.500	104.502	104.402	104.302	5.125	103.420	103.320	103.220	4.500	102.442	102.342	102.242
4.500	103.561	103.461	103.361	4.625	103.860	103.760	103.660	4.625	103.922	103.822	103.722	5.250	102.966	102.866	102.766	4.625	101.515	101.415	101.315
4.625	103.576	103.476	103.376	4.750	104.113	104.013	103.913	4.750	104.247	104.147	104.047	5.375	102.504	102.404	102.304	4.750	101.840	101.740	101.640
4.750	103.804	103.704	103.604	4.875	104.437	104.337	104.237	4.875	104.511	104.411	104.311	5.500	102.778	102.678	102.578	4.875	102.104	102.004	101.904
4.875	104.117	104.017	103.917	4.990	104.686	104.586	104.486	4.990	104.696	104.596	104.496	5.625	103.285	103.185	103.085	4.990	102.332	102.232	102.132
4.990	104.274	104.174	104.074	5.000	104.786	104.686	104.586	5.000	104.796	104.696	104.596	5.750	103.690	103.590	103.490	5.000	102.432	102.332	102.232
5.000	104.374	104.274	104.174	5.125	105.334	105.234	105.134	5.125	104.658	104.558	104.458	5.875	103.698	103.598	103.498	5.125	102.751	102.651	102.551
5.125	104.697	104.597	104.497	5.250	104.950	104.850	104.750	5.250	104.753	104.653	104.553	5.990	103.611	103.511	103.411	5.250	102.846	102.746	102.646
5.250	105.054	104.954	104.854	5.375	105.198	105.098	104.998	5.375	0.000	0.000	0.000	6.000	103.711	103.611	103.511	5.375	0.000	0.000	0.000

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap		
FICO ↓ \ LTV →	≤ 80%	> 80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPMI		

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/6/2020

45 Day Lock Exp.:

1/20/2020

60 Day Lock Exp.:

2/4/2020

W. Rate Sheet Dated: 12/6/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.375	98.400	98.337	98.275	
3.500	98.774	98.711	98.649	
3.625	99.106	99.043	98.981	
3.750	99.604	99.541	99.479	
3.875	99.836	99.774	99.711	
4.000	100.071	100.008	99.946	
4.125	100.323	100.260	100.198	
4.250	100.525	100.462	100.400	
4.375	100.763	100.700	100.638	
4.500	101.001	100.938	100.876	
4.625	101.238	101.176	101.113	
4.750	101.512	101.450	101.387	
4.875	101.774	101.712	101.649	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	98.072	97.947	97.822	
3.375	98.533	98.408	98.283	
3.500	98.937	98.812	98.687	
3.625	99.416	99.291	99.166	
3.750	99.828	99.703	99.578	
3.875	100.196	100.071	99.946	
4.000	100.534	100.409	100.284	
4.125	100.670	100.545	100.420	
4.250	100.976	100.851	100.726	
4.375	101.254	101.129	101.004	
4.500	101.410	101.285	101.160	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	96.601	96.476	96.351	
3.375	97.005	96.880	96.755	
3.500	97.380	97.255	97.130	
3.625	97.731	97.606	97.481	
3.750	98.320	98.195	98.070	
3.875	98.641	98.516	98.391	
4.000	98.925	98.800	98.675	
4.125	99.208	99.083	98.958	
4.250	99.492	99.367	99.242	
4.375	99.775	99.650	99.525	
4.500	100.064	99.939	99.814	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Refi ¹	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.500	0.500	0.500	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-0.500	-0.500	-0.750	-0.750	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.750	-1.000	n/a

¹Full Am. ²ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received & U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers.

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)